WESTRIDGE HOMEOWNERS’ ASSOCIATION

Board of Directors Meeting

Wauconda Township Community Hall

505 W. Bonner Rd

Meeting Minutes

Tuesday, May 21, 2024

1. Meeting Called to Order at 6:33 pm by President – Mark Kurtzer
2. **Established Quorum**: Mark Kurtzer, Denise Gault. Mike Zvaig was absent. Also present was 1 homeowners and Becky Reynolds of PBR Management Group, LLC.
3. **Approval of the Agenda**: A motion was made by Denise Gault and seconded by Mark Kurtzer to approve the agenda. With all in favor, the agenda was approved.
4. **Approval of Minutes**: A motion was made by Denise Gault and seconded by Mark Kurtzer to accept the minutes as submitted from the March 21, 2024, meeting. With all in favor, minutes approved.
5. **Financial Report**: A motion was made by Mark Kurtzer and seconded by Denise Gault to accept the financial report for April 2024. With all in favor, financials approved.
6. **Executive Session**:(board members only) A motion to move into executive session at 6:41pm was made by Mark Kurtzer and seconded by Denise Gault. All in favor motion carried. Past due assessments were discussed. A motion was made a 7:25 pm by Denise Gault and seconded by Mark Kurtzer to move back into open session. All in favor motion carried.
7. **Open Session:** (Any action from Executive Session) Returned to open session at 7:26 pm. Request to move forward with collection process for Unit A, Unit B, and remaining units follow up with ledgers. A motion was made by Marker Kurtzer and seconded by Denise Gault to send Unit A to collections. With all in favor, motion carried.

Meeting adjourned at 7:32 pm- motion by Mark Kurtzer, seconded by Denise Gault all in favor.

Respectfully Submitted,

Becky Reynolds *CMCA*

Community Association Manager WHOA